

City View Lofts
Balance Sheet Prev Year Comparison
As of May 31, 2023

	May 31, '23	May 31, '22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Reserve Accounts –	135,858.42	229,646.29	-93,787.87
BOK Operating	14,551.57	24,544.89	-9,993.32
Total Checking/Savings	150,409.99	254,191.18	-103,781.19
Accounts Receivable			
Accounts Receivable	0.00	-575.00	575.00
Total Accounts Receivable	0.00	-575.00	575.00
Total Current Assets	150,409.99	253,616.18	-103,206.19
TOTAL ASSETS	150,409.99	253,616.18	-103,206.19
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
Accounts Payable	1,612.19	1,778.78	-166.59
Total Accounts Payable	1,612.19	1,778.78	-166.59
Other Current Liabilities			
Due To Unit Owner	0.00	1,074.05	-1,074.05
Assessment Reserves Pay...	13,070.00	13,070.00	0.00
Total Other Current Liabilit...	13,070.00	14,144.05	-1,074.05
Total Current Liabilities	14,682.19	15,922.83	-1,240.64
Total Liabilities	14,682.19	15,922.83	-1,240.64
Equity			
Equity – Reserve	46,997.32	46,997.32	0.00
Retained Earnings	94,112.98	98,180.05	-4,067.07
Net Income	-5,382.50	92,515.98	-97,898.48
Total Equity	135,727.80	237,693.35	-101,965.55
TOTAL LIABILITIES & EQUITY	150,409.99	253,616.18	-103,206.19

City View Lofts
Budget vs. Actual
January through May 2023

	Jan – May '23	Budget	\$ Over Budg...
Ordinary Income/Expense			
Income			
Homeowner Assessme...	33,000.00	33,000.00	0.00
Total Income	33,000.00	33,000.00	0.00
Expense			
Association Website	100.00	100.00	0.00
Wastewater	403.31	390.00	13.31
Tax Return / License	255.00	250.00	5.00
Window Cleaning	0.00	950.00	-950.00
Garage Maintenance	150.00	1,250.00	-1,100.00
Fire System	173.00		
Landscape	575.00	675.00	-100.00
HOA Management	3,125.00	3,125.00	0.00
Janitorial	1,670.00	2,450.00	-780.00
Xcel Energy	5,395.03	4,250.00	1,145.03
Snow Removal	2,055.00	1,800.00	255.00
Trash / Recycle	1,441.86	1,650.00	-208.14
Insurance	15,968.97	5,750.00	10,218.97
Keys, Locks, Security	0.00	250.00	-250.00
Elevator Maintenance	1,773.35	1,875.00	-101.65
Water / Sewer	1,634.25	1,675.00	-40.75
Building Maintenance	536.55	1,000.00	-463.45
Phone / Callbox / Inte...	1,796.19	1,825.00	-28.81
Total Expense	37,052.51	29,265.00	7,787.51
Net Ordinary Income	-4,052.51	3,735.00	-7,787.51
Other Income/Expense			
Other Income			
Interest – Reserve	470.01	0.00	470.01
Total Other Income	470.01	0.00	470.01
Other Expense			
Reserve Expenses	1,800.00		
Total Other Expense	1,800.00		
Net Other Income	-1,329.99	0.00	-1,329.99
Net Income	-5,382.50	3,735.00	-9,117.50